



Buckles Lane Travelling Showmen Accommodation Assessment



Addendum Report - June 2023



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Disclaimer:

Whilst every effort has been made to ensure the accuracy and consistency of the figures contained in this Addendum Report, due to the ever changing nature of accommodation units at Buckles Lane the figures in this Report may not reconcile exactly.

1. Introduction

Introduction

- 1.1 In December 2022 Opinion Research Services (ORS) completed a new Gypsy and Traveller Accommodation Assessment (GTAA) for the Buckles Lane area in Thurrock. The primary objective of this GTAA was to provide a robust updated assessment of current and future need for Travelling Showmen accommodation for households residing on the yards located at Buckles Lane.
- 1.2 The assessment also looked at the implications of large numbers of non-Travelling Showmen who are currently renting accommodation on some of the yards at Buckles Lane.
- 1.3 The GTAA includes a comparison of the number and type of accommodation units on each yard, together with a breakdown of the numbers occupied by Travelling Showmen, and those not occupied by Travelling Showmen. This made use of aerial images that were taken by the Council in June 2021, and fieldwork on the yards that was completed by ORS.
- 1.4 When fieldwork was being completed to support the latest GTAA for Buckles Lane during 2020 and 2021 it was suggested that many Showmen were seeking to leave Buckles Lane, and the potential implications of this could be to increase opportunities for more non-Showmen to move onto plots.
- 1.5 The Council commissioned a new set of aerial images in September 2022. The purpose of this Addendum Report is to establish whether, and to what extent, the occupation of accommodation units on plots at Buckles Lane has changed between June 2021 and September 2022, and in particular whether there has been a decrease in plots occupied by Showmen and an increase in plots being rented to non-Showmen as was suggested by the fieldwork to support the 2021 GTAA.

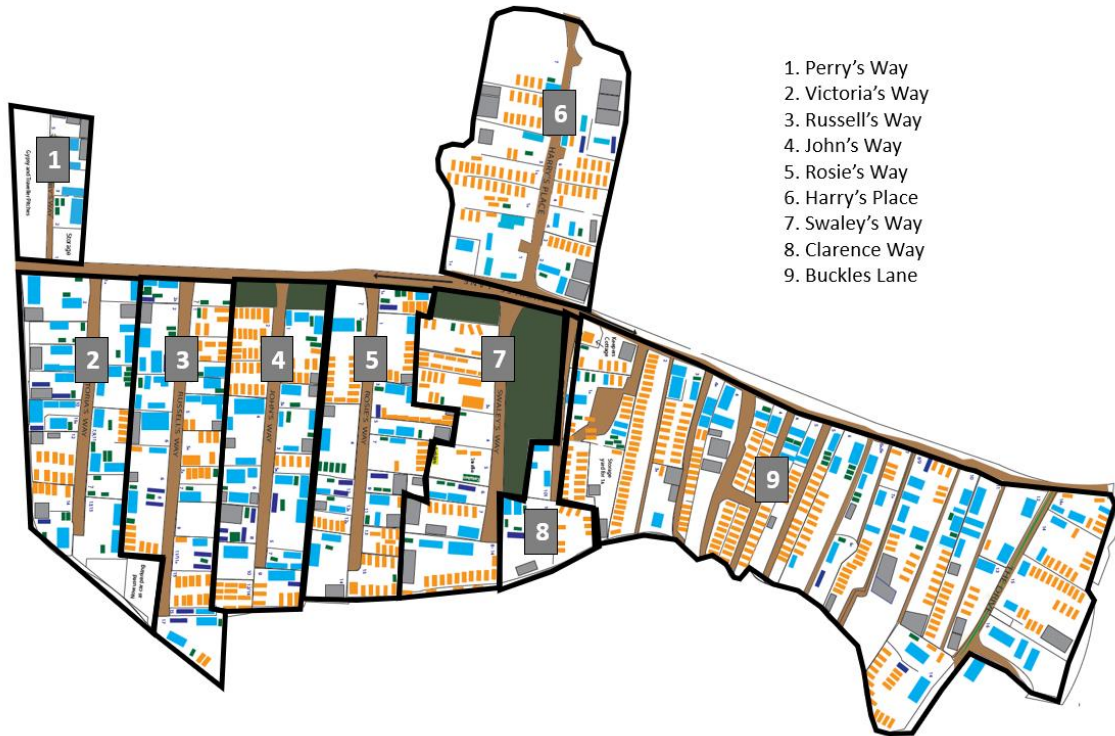
Plot Mapping Update

- 1.6 Using the aerial images from September 2022 ORS prepared updated plans Buckles Lane as a whole, and of the individual yards at Buckles Lane. This allowed for a comparison to be made between 2021 and 2022. The maps and tables overleaf set out the outcomes of this work, and detailed plot maps can be found in **Appendix A**.



1.7 Whilst Buckles Lane is often referred to as a single large Travelling Showmen’s yard there are a number of distinct sub-yards within it. These are shown on the map below.

Figure 1 - Map showing sub-yards identified at Buckles Lane (September 2022)



1. Perry's Way
2. Victoria's Way
3. Russell's Way
4. John's Way
5. Rosie's Way
6. Harry's Place
7. Swaley's Way
8. Clarence Way
9. Buckles Lane

Figure 2 – Overall breakdown of yards and plots at Buckles Lane (September 2022)

Sub-Yard	Planning Status	Plots
Buckles Lane	Full Permission	8
Clarence Way (101)	Full Permission	1
Harry's Place	Full Permission	10
Buckles Lane	Full Permission/Unauthorised	12
Buckles Lane	Unauthorised	4
Clarence Way (102)	Unauthorised	1
John's Way	Unauthorised	14
Perry's Way	Unauthorised Permission	5
Rosie's Way	Unauthorised	15
Russell's Way	Unauthorised	20
Swaley's Way	Unauthorised	8
Victoria's Way	Unauthorised	13
TOTAL		111

1.8 The next stage of the process was to identify the total number of accommodation units on each of the yards and plots as of September 2022. This was done using the latest aerial photographs taken in September 2022.

- 1.9 The map and tables below provide a breakdown of the number of accommodation units on yards and plots that were identified in Buckles Lane in June 2021 and September 2022. Detailed maps of each sub-yard can be found in **Appendix A**.
- 1.10 The tables show that there has been a small increase in the number of Travelling Showmen’s accommodation units on yards at Buckles Lane from 188 to 201. They also show that the number of accommodation units that are occupied by non-Showmen has not changed at 634. Table 6 does however show that there have been some small difference on some of the individual yards.

Figure 3 - Map showing breakdown of accommodation units at Buckles Lane (September 2022)



Figure 4 – Overall breakdown accommodation type by yard at Buckles Lane (September 2022)

Sub-Yard	Planning Status	Showmen's Accommodation Units	Non-Showmen's Accommodation Units
Buckles Lane ¹	Full Permission	26	38
Clarence Way (101)	Full Permission	9	11
Harry's Place	Full Permission	17	77
Buckles Lane ²	Full Permission/Unauthorised	29	216
Buckles Lane ³	Unauthorised	5	20
Clarence Way (102)	Unauthorised	4	9
John's Way	Unauthorised	29	60
Perry's Way	Unauthorised	4	0
Rosie's Way	Unauthorised	18	74
Russell's Way	Unauthorised	27	47
Swaley's Way	Unauthorised	8	56
Victoria's Way	Unauthorised	25	26
TOTAL		201	634

Figure 5 – Comparison between June 2021 and September 2022

Sub-Yard	Showmen's Units 2021	Showmen's Units 2022	Non-Showmen's Units 2021	Non-Showmen's Units 2022
Buckles Lane ⁴	15	26	49	38
Clarence Way (101)	3	9	0	11
Harry's Place	16	17	78	77
Buckles Lane ⁵	34	29	221	216
Buckles Lane ⁶	9	5	25	20
Clarence Way (102)	4	4	9	9
John's Way	28	29	61	60
Perry's Way	4	4	0	0
Rosie's Way	16	18	74	74
Russell's Way	29	27	46	47
Swaley's Way	6	8	51	56
Victoria's Way	24	25	20	26
TOTAL	188	201	634	634

¹ Plots Keepers Cottage/1A/3/6A/6B/7/8/9/10/11/12/13

² Plots 2/3/4/4A/5/6/7A/8/9/10/14 top/15/16

³ Plots 3A/6C/14 bottom/14A

⁴ Plots Keepers Cottage/1A/3/6A/6B/7/8/9/10/11/12/13

⁵ Plots 2/3/4/4A/5/6/7A/8/9/10/14 top/15/16

⁶ Plots 3A/6C/14 bottom/14A

Figure 6 – Difference between June 2021 and September 2022

Sub-Yard	Planning Status	Showmen's Accommodation Units	Non-Showmen's Accommodation Units
Buckles Lane ⁷	Full Permission	11	-11
Clarence Way (101)	Full Permission	6	11
Harry's Place	Full Permission	1	-1
Buckles Lane ⁸	Full Permission / Unauthorised	-5	-5
Buckles Lane ⁹	Unauthorised	-4	-5
Clarence Way (102)	Unauthorised	0	0
John's Way	Unauthorised	1	-1
Perry's Way	Unauthorised	0	0
Rosie's Way	Unauthorised	2	0
Russell's Way	Unauthorised	-2	1
Swaley's Way	Unauthorised	2	5
Victoria's Way	Unauthorised	1	6
TOTAL		13	0

⁷ Plots Keepers Cottage/1A/3/6A/6B/7/8/9/10/11/12/13

⁸ Plots 2/3/4/4A/5/6/7A/8/9/10/14 top/15/16

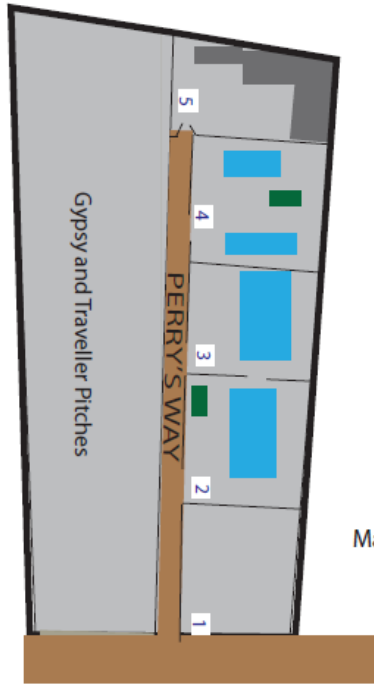
⁹ Plots 3A/6C/14 bottom/14A

2. Conclusions

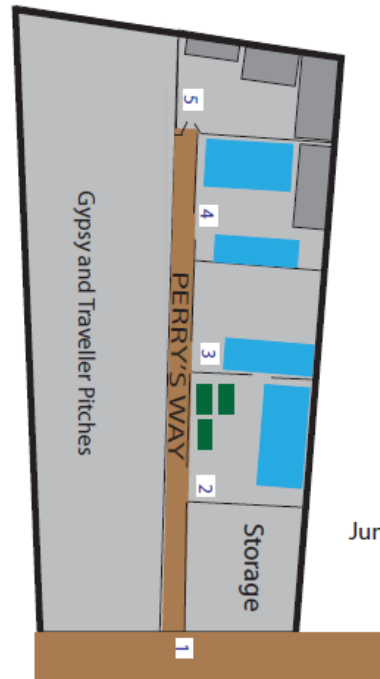
- 2.1 The purpose of this Addendum has been to seek to identify whether there was a decrease in the number of accommodation units that are occupied by Travelling Showmen and an increase in the number of accommodation units that are occupied by no-Showmen between June 2021 and September 2022.
- 2.2 The reason for this is that the interviews that were completed with Travelling Showmen to support the 2021 GTAA suggested that large number were planning to move off Buckles Lane, thus increasing opportunities for yards to be occupied by non-Showmen.
- 2.3 The analysis to support this Addendum has shown that between these dates there was a small increase in the number of accommodation units that were occupied by Travelling Showmen from 188 to 201 (an increase of 13), and that the number of accommodation units occupied by non-Showmen remained static at 634.
- 2.4 Therefore, this would suggest that the intentions expressed by Showmen during the fieldwork for the 2021 GTAA to leave Buckles Lane have not happened, and that numbers of plots occupied by non-Showmen have not increased.

Appendix A: Detailed Plot Plans

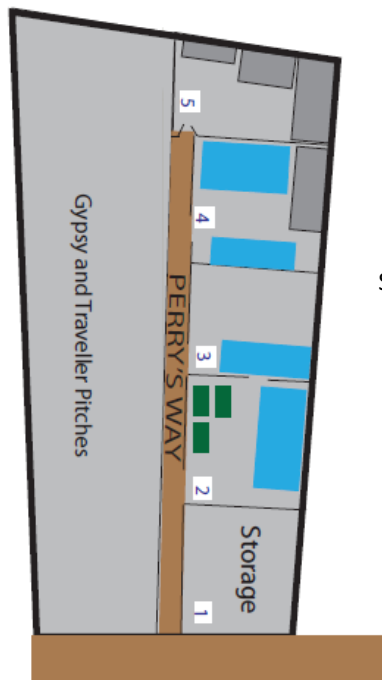
1. Perry's Way



May 2018



June 2021



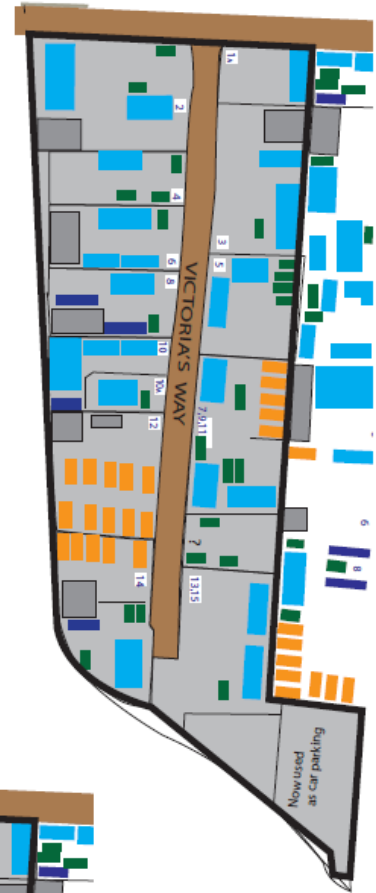
September 2022

KEY	
Showmen	Light Blue
American Showman's Caravan	Dark Blue
Renters	Orange
Workshop/Storage	Grey
House	Brown
Tourer	Dark Green
Garden Centre	Light Green
Unoccupied	Red
Park Home (Staff/family)	Purple

2. Victoria's Way












May 2018



June 2021



September 2022

KEY	
Showmen	
American Showman's Caravan	
Renters	
Workshop/Storage	
House	
Tourer	
Garden Centre	
Unoccupied	
Park Home (Staff/family)	

3. Russell’s Way

(Note that on the plot marked ? and Breakers Yard it is unclear whether there are any occupied accommodation units at present)



4. John's Way



May 2018



June 2021



September 2022

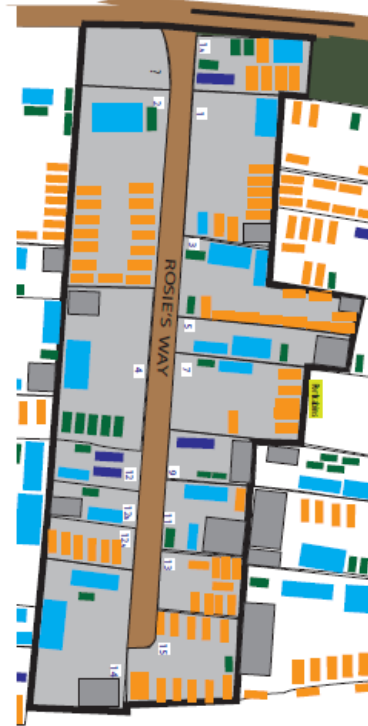
KEY	
Showmen	■
American Showman's Caravan	■
Renters	■
Workshop/Storage	■
House	■
Tourer	■
Garden Centre	■
Unoccupied	■
Park Home (Staff/family)	■

5. Rosie's Way

(Note that on the plot marked ? it is unclear whether there are any occupied accommodation units at present)



May 2018



June 2021



September 2022

KEY	
Showmen	Blue
American Showman's Caravan	Dark Blue
Renters	Orange
Workshop/Storage	Grey
House	Brown
Tourer	Green
Garden Centre	Light Green
Unoccupied	Red
Park Home (Staff/family)	Purple

6. Harry's Place












May 2018



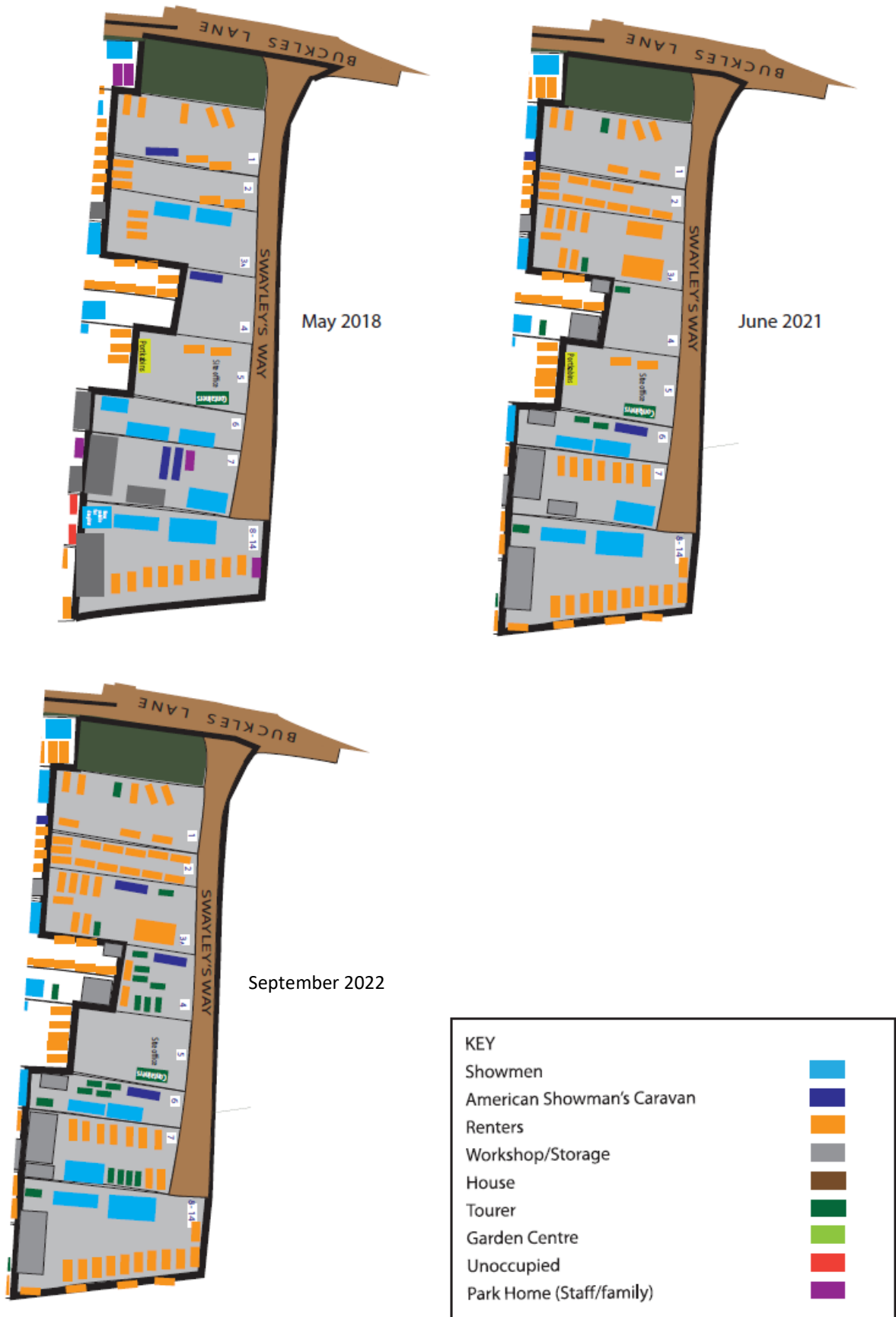
June 2021



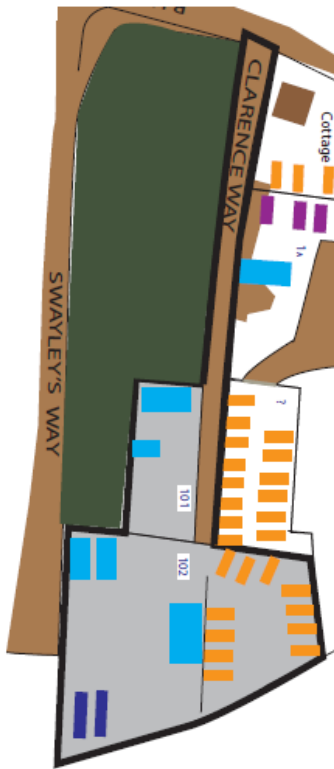
September 2022

KEY	
Showmen	
American Showman's Caravan	
Renters	
Workshop/Storage	
House	
Tourer	
Garden Centre	
Unoccupied	
Park Home (Staff/family)	

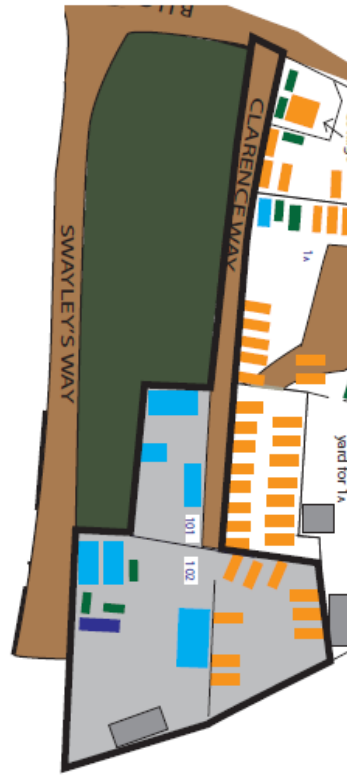
7. Swaley's Way



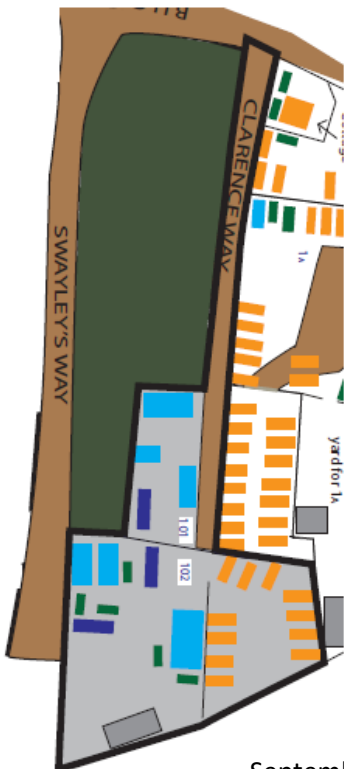
8. Clarence Way












May 2018



June 2021



September 2022

KEY	
Showmen	
American Showman's Caravan	
Renters	
Workshop/Storage	
House	
Tourer	
Garden Centre	
Unoccupied	
Park Home (Staff/family)	

9. Buckles Lane

